

Re: Phosphate Mining Area-wide EIS

Brad Jackson to: Carol Monell

01/22/2010 07:03 AM

From: Brad Jackson/R4/USEPA/US
To: Carol Monell/R4/USEPA/US@EPA

Thanks.

----Carol Monell/R4/USEPA/US wrote: -----

To: Brad Jackson/R4/USEPA/US@EPA From: Carol Monell/R4/USEPA/US

Date: 01/21/2010 10:20PM

Subject: Re: Phosphate Mining Area-wide EIS

No-doesn't apply.

From: Brad Jackson

Sent: 01/21/2010 08:42 PM EST

To: "carol monell" <monell.carol@epa.gov>
Subject: Fw: Phosphate Mining Area-wide EIS

Did we agree to include the SF work in an area wide EIS?

-----Forwarded by Brad Jackson/R4/USEPA/US on 01/21/2010 08:41PM -----

To: Cecelia Harper/R4/USEPA/US@EPA From: Paul Gagliano/R4/USEPA/US

Date: 01/21/2010 04:33PM

Cc: Carol Monell/R4/USEPA/US@EPA, Franklin Hill/R4/USEPA/US@EPA, Heinz

Mueller/R4/USEPA/US@EPA, jackson.brad@epa.gov, Jennifer Derby/R4/USEPA/US@EPA, Jim

Giattina/R4/USEPA/US@EPA, Jon Richards/R4/USEPA/US@EPA, Frank Ney <Ney.Frank@epamail.epa.gov>, Rick Button/R4/USEPA/US@EPA, Tom

Welborn/R4/USEPA/US@EPA

Subject: Phosphate Mining Area-wide EIS

FYI

In addition to the issues discussed today - -

Reducing/eliminating surface water impairments from excessive nutrients (and the associated issue of developing and implementing nutrients TMDLs) is another major rationale for developing a Phosphate Mining Area-wide EIS for this watershed. On a related note, the new WQS for phosphorus and nitrogen apparently are opposed by the Fla. Farm Bureau:

http://tampabay.bizjournals.com/tampabay/stories/2010/01/18/daily52.html

Cecelia Harper---01/21/2010 03:08:06 PM---Here is the article regarding recently sold reclaimed mine lands in Polk county. This should be ch

From Cecelia Harper/R4/USEPA/US

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To: Jon Richards/R4/USEPA/US@EPA, Rick Button/R4/USEPA/US@EPA, Paul Gagliano/R4/USEPA/US@EPA, Heinz Mueller/R4/USEPA/US@EPA, Carol Monell/R4/USEPA/US@EPA, Frank Ney

<Ney.Frank@epamail.epa.gov>, jackson.brad@epa.gov, Franklin Hill/R4/USEPA/US@EPA

Cc: Jennifer Derby/R4/USEPA/US@EPA, Tom Welborn/R4/USEPA/US@EPA, Jim Giattina/R4/USEPA/US@EPA Date: 01/21/2010 03:08 PM

Subj Fw: Mosaic plans resort facility in polk county

ect:

Here is the article regarding recently sold reclaimed mine lands in Polk county. This should be checked out before construction occurs.

Cecelia Ann Harper, Environmental Scientist Wetlands and Marine Regulatory Section United States Environmental Protection Agency Region 4, 61 Forsyth Street, SW 15th Floor, Atlanta, Georgia 30303

404.562.9418 Phone 404.562-9343 Fax

---- Forwarded by Cecelia Harper/R4/USEPA/US on 01/21/2010 02:58 PM -----

From: Tom Welborn/R4/USEPA/US

To: Cecelia Harper/R4/USEPA/US@EPA, Jennifer Derby/R4/USEPA/US@EPA, Philip

Mancusi-Ungaro/R4/USEPA/US@EPA

Date: 11/20/2009 06:21 AM

SubjectMosaic plan

ON OLD MINE LAND

Mosaic Plans Resort Facility in Polk

County



PIERRE DUCHARME | THE LEDGER
Buy photo

David Townsend, left, assistant vice president for public affairs for Mosaic Co., and Parker Keen, assistant vice president for land management, talk earlier this month at The Ledger in Lakeland.

By Kevin Bouffard

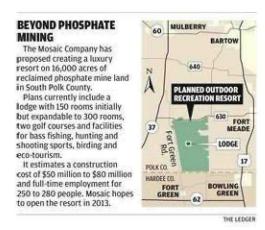
The Ledger

Published: Monday, November 16, 2009 at 6:52 p.m. Last Modified: Tuesday, November 17, 2009 at 5:48 p.m.

FORT MEADE | The Florida real estate booms of recent decades tended to bypass southwestern Polk County, but that could change now that the Mosaic Co. is showing an interest in commercial development on nearly 200,000 acres of reclaimed phosphate land it owns in the area.

Related Links:

- Water Authority Ends Legal Battle Against Phosphate Mine
- Group Sues Manatee, Mosaic
- Manatee, Mosaic Sued to Block Mine Expansion



Click to enlarge

Mosaic, the last remaining phosphate company in Polk, has announced plans to build a luxury resort facility on more than 16,000 acres of reclaimed mine land west of Fort Meade.

The resort project signals a major turning point toward greater development of Mosaic's land for recreational, commercial and residential uses, said Parker Keen, the company's assistant vice president for land management.

While the U.S. economy today isn't supporting many new developments of this scope, he noted, the company projects that will change by the time the resort opens, perhaps as early as 2013.

"You want to open a facility in an emerging market. We want to be the newest and best thing to emerge when the market reopens," Keen said.

Phosphate industry observers have wondered for many years why the companies have done little to take advantage of the profit potential in developing its southwestern Polk properties after mining ceased and the land was reclaimed.

"You just have to (look) backwards to see people never thought that area of the county would be developed," said Mark Jackson, director of tourism and sports marketing for the Central Florida Development Council in Bartow. "At the very least, it's an economic stimulus in that part of the county."

While Polk has many developments on former phosphate lands, such as Oakbridge, Bridgewater and Christina in Lakeland and ImperiaLakes near Mulberry, those happened after the companies sold the lands to private developers. The Mosaic resort, not yet named, would be developed and owned by the company.

The resort project remains in the planning stage and changes almost daily, Keen said. However, he estimated the resort would represent a \$50 million to \$80 million

investment in the community.

Not all of that investment might come out of Mosaic's wallet, said Dave Townsend, Mosaic's director of public affairs. The company is looking for investment partners as well as a management company that would handle day-to-day operations.

Perhaps the project's most important impact in Southwest Polk would be the 250 to 280 full-time jobs it would create, according to Keen's estimate.

"There's been so many jobs lost in the mining community, and this is a way for the phosphate companies to bring some of those jobs back," said Amee Bailey, a senior planner for the Polk County Growth Management Department, which is reviewing the Mosaic proposal. "I think it's a significant change and it's a positive change (for Southwest Polk). I think it will be well received in the community."

Mosaic has not publicized the resort development until now because it was more a plan than a reality, Keen and Townsend said.

While the resort still needs approval from county and state officials, the company feels confident enough about its business plan to discuss it publicly, they said. If approved, Mosaic hopes to open it by 2013.

The proposed resort would sit on a 16,535-acre site bounded by the Polk-Hardee county line on the south, Fort Green Road to the West, State Road 630 West along most of the northern perimeter and District Line Road along most of the eastern boundary.

A small portion on the south end of the tract has an active phosphate mine, but it will close within 24 months, Keen said.

Most of the other acreage consists of former phosphate mines in various stages of reclamation, he said. Reclamation will be completed on the entire 16,535 acres when construction begins, and less than 30 percent will be developed. The rest will remain open space.

The resort's centerpiece will be a conference center and lodge with about 150 rooms initially but expandable to 300 rooms, Keen said. A handful of four-bedroom villas will adjoin the lodge.

The lodge will contain many high-end leisure facilities, such as a spa, indoor and outdoor pools, tennis courts, game rooms, a fitness center and a lakeside boathouse with launching facilities. It will also have retail outlets, including an outfitter, and five different food-and-beverage facilities ranging from a snack bar to a sit-down restaurant.

The resort also hopes to attract a fine-dining restaurant separate from the lodge, Keen said.

'I think they can safely have 200 rooms – 300 to 400 rooms would be the ideal size,' Jackson said.

That would make the resort an ideal location for the midsize meeting market, or events attracting 300 to 700 people, he added. Such events include corporate sales meetings and conventions for fraternal or educational groups.

Polk has lacked such a facility since Grenelefe shuttered its facilities in 2002, Jackson said.

'That's something we desperately need,' he said.

Recreation facilities elsewhere on the resort site will include bass fishing on several lakes, including fish camps; possibly a sporting clays course or other shooting facility; and thousands of undeveloped areas for birding and other ecotourism activities.

The resort will also take advantage of fishing, hunting, ecotourism and other recreational activities off site but within driving distance, Keen said.

The jewel of the resort would be two 18-hole, links-style golf courses with possibly a third at some future date, Keen said.

The links-style features designs similar to many golf courses in Scotland, the birthplace of the sport, where only the fairways and greens have man-made and maintained landscapes. The rest of the course is left in its natural state.

Links golf courses have become very popular in the U.S. and worldwide, especially among up-market golf tourists, Keen said. It will be the feature attraction for the kind of high-income tourist the resort hopes to attract.

No other U.S. resort facility, and perhaps none in the world, has quite the mix of fishing, hunting, ecotourism and high-end golf courses that the Mosaic resort will offer, he said.

'It creates a unique position for them certainly in the upper-class market, which is what they're shooting for,' Jackson agreed.

'It adds in some ways what Grenelefe took off,' he added, and it should attract a more upscale customer.

It's no coincidence the turn to development came after the creation of Mosaic in 2004 from the merger of Polk's last two big phosphate companies — IMC Global Inc. and Cargill Crop Nutrition, a subsidiary of Minneapolis-based conglomerate Cargill Inc.

In earlier decades, more than a dozen phosphate companies operated independently, creating patchwork land ownership in Southwest Polk, said Keen, a 37-year veteran of

Florida phosphate. Only after the merger did a single company amass enough resources and contiguous parcels to create a project of this size.

It took several years to iron out the kinks in the IMC--Cargill marriage, however.

In December 2007, Mosaic hired a consultant to devise a strategy on developing 187,000 acres of company land in Southwest Polk, Keen said.

If the resort becomes successful, Mosaic will look at agricultural, light industrial, retail and residential projects for that area, he said.

That would come none too soon for the communities of Southwest Polk, which have not benefitted from previous Florida development booms, said Jim DeGennaro, senior business marketing manager at the Central Florida Development Council.

'The project could be an anchor for future development in an area that typically hasn't seen a lot of development in the past,' he said. 'It's our land bank for the future.'

[Kevin Bouffard can be reached at <u>kevin.bouffard@theledger.com</u> or at 863-422-6800.]